



**City of Surprise
Planning and Zoning Commission
AGENDA**

**Tuesday, October 21, 2008 - 6 P.M.
Surprise City Hall
12425 West Bell Road, Suite D100, Surprise, AZ**

CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance
- C. Approval of items on the **Consent** Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Planning and Zoning Commission. There will be no separate discussion on these items unless a Commissioner requests; in which event, the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

ITEM NO.	ITEM DESCRIPTION	STAFF RECOMMENDATION
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CURRENT EVENTS REPORT

1	COMMUNITY DEVELOPMENT DEPARTMENT REPORT	JEFF MIHELICH
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CONSENT AGENDA:

2*	APPROVE PLANNING/ZONING COMMISSION MINUTES FOR OCTOBER 7, 2008. CANCEL NOVEMBER 18 AND DECEMBER 16, 2008 PLANNING/ZONING COMMISSION MEETING.	APPROVE SECRETARY: DEBBIE PERRY
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REGULAR AGENDA ITEM REQUIRING A PUBLIC HEARING:

3	CUP08-139 – CONSIDERATION AND ACTION – ARCO AM/PM: REVIEW A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A GAS STATION, CONVENIENCE STORE, AND A SINGLE-BAY AUTOMATIC CARWASH GENERALLY LOCATED ON THE SOUTHEAST CORNER OF CACTUS AND REEMS ROADS. REQUEST IS SUBJECT TO STIPULATIONS A AND B.	APPROVE PLANNER: ADAM COPELAND
4	RS01-097 – CONSIDERATION AND ACTION – PATCH WESTVIEW ESTATES RURAL SUBDIVISION: REVIEW A RURAL SUBDIVISION TO SPLIT 20 GROSS ACRES INTO 8 RESIDENTIAL LOTS AND DEDICATE RIGHT-OF-WAY TO THE CITY. PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF 221 ST AVENUE AND WILLIAMS DRIVE. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH F.	APPROVE PLANNER: LANCE FERRELL

OPEN CALL TO PUBLIC:

CALL TO THE PUBLIC

Note: During this time, members of the public may address the Commission on any item not on the agenda. At the conclusion of the open call, Commissioners may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

Surprise Planning & Zoning Commission

Jan Blair, Chair - Steve Somers, Vice Chair
Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts

CURRENT EVENTS REPORT

CHAIRPERSON AND COMMISSIONERS

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION:

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

ADJOURNMENT:

POSTED: October 14, 2008

TIME: 9 a.m.

Jeffrey J. Mihelich, Director
Community Development

REQUEST TO SPEAK: Comments pertaining to the Planning and Zoning Commission business are welcome. If you wish to address the Planning and Zoning Commission, please complete a Public Comment Form and present it to the secretary before the call to order for this meeting.

SPECIAL NOTE: Individuals needing reasonable accommodations, such as large print materials and oral/ ASL interpreters, should contact the Disability Advocate at **623.222.3821** (Voice) or **623.222.3802** (TTY/VP) at least three (3) business days prior to the event so arrangements can be made.

Surprise Planning & Zoning Commission

Jan Blair, Chair - Steve Somers, Vice Chair
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DEBBIE PERRY |

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CURRENT EVENTS REPORT

CHAIRPERSON AND COMMISSIONERS

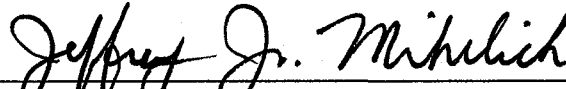
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Surprise Planning & Zoning Commission

Jan Blair, Chair - Steve Somers, Vice Chair

Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION

12425 West Bell Road, Suite D-100

Surprise, Arizona 85374

October 7, 2008

REGULAR MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 12425 West Bell Road, Suite D100, Surprise, Arizona 85374, on Tuesday, October 7, 2008.

ROLL CALL

In attendance with Chair Blair were Vice Chair Somers, and Commissioners Matthew Bieniek, Ken Chapman, John Hallin, and Robert Rein. Commissioner Fred Watts was absent.

PLEDGE OF ALLEGIANCE

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Director Jeff Mihelich stated that staff is working on a couple of new and exciting initiatives that will come forward to the commission in the future. The first is a rehabilitation plan for the Grand Avenue corridor. It is one of the main corridors into the city and currently is not aesthetically pleasing. This plan would include new lighting, new landscaping, sound walls, and façade rehabilitation.

The second item is SR 303, which will be the main entry into the city from I-10 and the key commercial corridor for years to come. It is important to establish premier design guidelines for the area. Its rehabilitation will include sound walls, lighting, landscaping, and signage standards.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

Vice Chair Somers made a motion to approve the **Consent Agenda with item 3 removed**. Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes (Watts absent).

- **Item 2*: Planning and Zoning Commission Minutes for September 16, 2008.**
Planning and Zoning Commission Workshop Minutes for September 8, 2008.

AGENDA ITEMS REMOVED FROM CONSENT

- **Item 3*: SP08-118 – Consideration and Action – Phoenix Fuel, stipulations 'a' and 'b.'**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **SP08-118, Phoenix Fuel**, subject to stipulations 'a' and 'b.'

In response to Commissioner Rein, Planner Copeland stated that safety precautions have been reviewed for the facility, including fire hydrant spacing, hydrant connections, and emergency shut off switches.

In response to Commissioner Rein, the applicant, **Daniel Brock, Brock, Craig and Thacker Architects**, stated that the manufacturing of storage tanks and installation of fuel facilities is very heavily regulated from an environmental and safety standpoint. They must have secondary containment for fuel lines and emergency shut off switches in the event of fire or breakage of fuel lines. In addition, the City of Surprise requires a filtering system prior to anything entering into the dry well or water retention system.

In response to Commissioner Chapman, Mr. Brock stated that there is an easement in the deed restrictions for ingress and egress on to the property.

Commissioner Rein made a motion to approve **SP08-118, Phoenix Fuel**, and adopt staff's findings, subject to stipulations 'a' and 'b.' Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes (Watts absent).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 4: PAD08-130 – Consideration and Action – Happy Trails**

Senior Planner Dennis Dorch presented the project to the Commission. Staff recommended approval of **PAD08-130, Happy Trails**, subject to stipulations 'a' through 'c.'

In response to Commissioner Chapman, Senior Planner Dorch stated that since this area is already developed, this document would serve as a set of development standards that would be used for additions, such as an Arizona room, and would be approved administratively.

In response to Commissioner Hallin, Senior Planner Dorch stated that essentially this property is built out and is not a developer issue. The number of lots has been established at 2001 and there are a few remaining that could house an additional unit. This site is a recreational village that is not necessarily used year round.

In response to Commissioner Rein, Senior Planner Dorch stated that there are some commercial zoning areas within the project. Large changes to the site, such as a strip mall, would require the commission approval.

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Commissioner Chapman made a motion to approve **PAD08-130, Happy Trails**, and adopt staff's findings, subject to stipulations 'a' through 'c.' Commissioner Rein seconded the motion. The motion passed with a vote of 6 ayes (Watts absent).

OPEN CALL TO PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments from the public, Chair Blair closed the call to the public.

CURRENT EVENTS REPORT:

Commissioner Hallin attended the grand opening of Fire Station 307 and was very impressed with the new facility.

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

No request was made to call for an executive session.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting, Tuesday, October 7, 2008, at 6:22 p.m.

STAFF PRESENT:

Community Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, Planning and Development Services Manager Berrin Nejad, Fire Marshal Doug Helbig, Senior Planner Dennis Dorch, Planner Adam Copeland, and Planning and Zoning Commission Secretary Debbie Perry.

COUNCIL MEMBERS PRESENT: None



Jeffrey J. Mihelich, Director
Community Development Department

Jan Blair, Chair
Planning and Zoning Commission

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

CUP08-139

Conditional Use Permit

for:

ARCO AM/PM

Planning and Zoning Commission

Hearing Date: **October 21, 2008**

STAFF:

Adam Copeland, Planner 623.222.3137

LOCATION:

Generally on the southeast corner of Cactus Road and Reems Road in the Cactus Plaza master site plan.

**DESCRIPTION OF
THE REQUEST:**

Approval of a conditional use permit.

SUMMARY ANALYSIS:

The applicant is requesting a conditional use permit approval to permit the construction of a gas station, convenience store, and a single bay automatic carwash.

SUGGESTED MOTION:

I move to approve CUP08-139, a conditional use permit for ARCO AM/PM, and to adopt staff's findings and stipulations 'a' and 'b.'

City of Surprise
Planning and Zoning Division

EXECUTIVE SUMMARY

CUP08-139
ARCO AM/PM

APPLICANT:	Tim Rasnake Archicon 4041 N. Central Avenue C100 Phoenix, AZ 85012 P: 602-222-4266 F: 602-279-4086
OWNER:	Russ Scaramella Reems Oil LLC 11052 E. Seathersong Lane Scottsdale, AZ 85255 P: 480-513-9103 F: 480-513-9104
HEARING DATE:	October 21, 2008
STAFF:	Adam Copeland
LOCATION:	Generally on the southeast corner of Cactus Road and Reems Road in the Cactus Plaza master site plan.
DESCRIPTION of the REQUEST:	Approval of a conditional use permit.
STAFF RECOMMENDATION:	Approval.
SUMMARY ANALYSIS:	The applicant is requesting a conditional use permit approval to permit the construction of a gas station, convenience store, and a single bay automatic carwash.

HISTORY

1. The Cactus Plaza master site plan that includes the Kohl's anchor was approved by the Planning and Zoning Commission on April 17, 2007. The approved Cactus Plaza master site plan included a pad site with a gas station layout. The subject project is proposing to locate on this pad site.

STAFF ANALYSIS

Proposal:

The applicant is requesting approval of a gas station, convenience store, and single bay automatic carwash generally located on the southeast corner of Cactus and Reems Roads in the Cactus Plaza master site plan. The convenience store is proposed to be 3,600 square feet.

A gas station/carwash use requires a conditional use permit approval prior to commencement of construction due to the potential environmental impacts, light pollution, noise, and design aesthetics.

Architecture:

The architecture of the ARCO AM/PM gas station is consistent with the approved design palette for Cactus Plaza. Similar to the existing Kohl's department store, the design follows a nondescript contemporary theme. The building's contemporary design approach includes the use of simple forms combined with extruding the building's vertical and horizontal elements along the building planes.

Materials:

Building materials primarily consist of a stucco-like material. Unique to the project is the application of an integral colored and textured coating that is aesthetically comparative to granite. The following material is strategically used on the tower elements and low profile areas of the building. The remainder of the field consists of solid colors, some of which are offset at different points along the building. Scoring has been added to both the field and accent material to add depth and as a way to add some visual interest to the building elements. The roofing system is comprised of a parapet roof with varying heights. A wide cornice banding trim runs along the taller parapet areas, as well as the car wash and gas canopy. Other areas incorporate a simple streamlined look. Low glare windows are located along the north elevation, which is the main building entrance. The building entrance has been recessed to provide shade and allows patrons to move freely along the curb.

Urban Design

The ARCO AM/PM building follows the urban design principals set forth in the Planning and Zoning Design Guidelines. Proper street frontage has been achieved through placing the main entrance on the north side which faces the well traveled Cactus Road, while semi private uses have been located to the south. The building's massing and scale is consistent with the other buildings in Cactus Plaza. Corporate building signage has been limited to a color band along the recessed entrance and is consistent with the percentage allowed for the proposed adjacent pads.

Circulation:

Immediate pedestrian and vehicular access to the site will be from Cactus Road to the north. The site can also be accessed internally from Reems Road to the west.

Landscape:

The landscape design for this project utilizes a combination of drought-resistant plant material. The landscape design is consistent with the landscape plan approved in the Cactus Plaza master site plan.

Departmental Review:

The Traffic Division had no comments.

The Fire Department provided standard comments.

The Planning Division had comments on the architecture and pedestrian circulation. The applicant revised the plan to address the comments.

The Building Safety Division had standard comments.

The Water Services Department had standard comments.

The Engineering Department had minor technical comments on the drainage report. The drainage report was revised to address the comments.

FINDINGS

The City of Surprise Municipal Code requires a conditional use permit for gas stations/service stations due to the potential negative impacts on surrounding properties. The Planning and Zoning Commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application.

1. Staff finds that the proposed conditional use permit for ARCO AM/PM does comply with the intent of the approved Rancho Gabriella Planned Area Development (PAD98-107).
 - **The Rancho Gabriella PAD requires a conditional use permit application approval prior to construction of a gas station/carwash.**
2. Staff finds that the proposed use is consistent with the policies, objectives, and land use map of the Surprise General Plan and is consistent with the purpose of the zoning district in which the site is located.
 - **The approved General Plan 2020 designates this area as a Low-Density Residential land use classification. The proposed use is not in conflict with this land use classification.**

ITEM 3

3. Staff finds that the proposed use will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood, or the city when consideration is given to the character and size of the use and hours of operation.
 - **The subject gas station is setback substantially from any residential dwellings. Impacts on noise, odor, and lighting are found to be negligible.**
4. Staff finds that the proposed site is adequate in size and shape to accommodate the intended use and requirements are met for the PAD zoning district, including but not limited to: setbacks, walls, landscaping, and buffer yards.
 - **Staff found that all setbacks, landscaping requirements, walls, and buffers comply with the approved Rancho Gabriella PAD. The subject site can sufficiently accommodate the proposed use.**
5. Staff finds that the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient.
 - **There is existing access from Reems Road to the west and Cactus Road to the north. The Traffic Division has reviewed the Traffic Impact Analysis and is recommending approval of all ingress/egress points shown on the site plan. The adjacent arterials are designed to accommodate the traffic generated from the commercial site.**
6. Staff finds that adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects can be mitigated.
 - **Stipulations have been added to this report. Staff is recommending the project for approval, subject to all the stipulations.**
7. Review of conditional use permits shall include, but not limited to, examination of the following factors, where applicable.
 - a. Ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to fire protection.
 - **The subject site is accessed from Reems Road to the west and Cactus Road to the north. In addition, pedestrian connections are placed appropriately throughout the site.**
 - b. Off-street parking and loading.
 - **It was reviewed and determined that the project has sufficient parking to sustain the proposed use.**

- c. Impact on public services, including schools, recreation, and utilities.
 - **Impacts on public services, schools, recreation, and utilities were found to be negligible.**
- d. Screening and buffering of uses.
 - **The site has adequate buffering and screening to minimize the impacts to surrounding uses. Planned commercial buildings, parking, and landscaping will provide an adequate buffer between this site and any residential community. The subject site is approximately 350 feet setback from residential to the south and approximately 630 feet setback from residential to the east.**
- e. Signage
 - **Signage design and placement will be reviewed at the time of building permit submittal.**
- f. Exterior lighting with reference to adjacent properties.
 - **Lighting was reviewed by staff and was found to have no adverse impacts.**
- g. Storm water retention and landscaping.
 - **The Engineering Department reviewed the retention and drainage on the site and found it to be in compliance with the Surprise Municipal Code. The landscaping proposed meets the city's standards for species, quantity, placement, and size.**
- h. Site and building design.
 - **It is of staff's opinion that the project is designed appropriately and is consistent with the design guidelines.**
- i. Drainage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.
 - **The Engineering Department reviewed the retention and drainage on the site and found it to be in compliance with the Surprise Municipal Code. Environmental impacts were reviewed and shall be checked at the time of Certificate of Occupancy in reference to dust control.**
- j. Volume or character of traffic.
 - **A Traffic Impact Analysis was reviewed and approved by staff. It was found that the existing streets and proposed access will not negatively impact vehicle circulation. The surrounding streets are designed to handle the capacity generated from the proposed use.**
- k. A demonstrated need for such use.
 - **The nearest existing gas station is located approximately one mile north on the southeast corner of Waddell Road and Reems Road. A future gas station is planned for the northeast corner of Cactus and Reems Roads in the Marley Park Promenade project. It was found that the proposed use would be a convenience for the surrounding community.**

Granting of a conditional use permit:

No conditional use permit shall be given for a use that is not listed in Chapter 125 as a conditional use or is not deemed by the commission as equivalent to a listed conditional use in the particular district in which it is proposed to be located. The Planning and Zoning Commission may place any conditions which are deemed necessary to mitigate potential impacts and ensure compatibility of the use with surrounding development and the city as a whole, and which are required to preserve the public health, safety, and general welfare. These conditions may include but are not limited to:

1. Requirements for setbacks, open space, buffers, fences or walls, and landscaping to mitigate conflicts from visual, noise, lighting, and similar impacts associated with the use.
 - a. **Setbacks, open space, buffers, fences/walls, and landscaping have been reviewed and found to comply with the approved Rancho Gabriella PAD.**
2. Dedication of street or other public rights-of-way and control in location of access points and on-site circulation to mitigate traffic impacts from increased volumes or nature of traffic activity associated with the use.
 - a. **Rights-of-way exist along the Reems Road and Cactus Road alignment. No further rights-of-way are requested at this time.**
3. Regulations pertaining to hours of operation, methods of operation, and phasing of the development of the site to mitigate impacts to surrounding properties and neighborhoods.
 - a. **This use will have a 24-hour operation. However, there are no residential neighborhoods within the immediate vicinity that would be impacted by a 24-hour operation of this use. The subject site is approximately 350 feet setback from residential to the south and approximately 630 feet setback from residential to the east.**

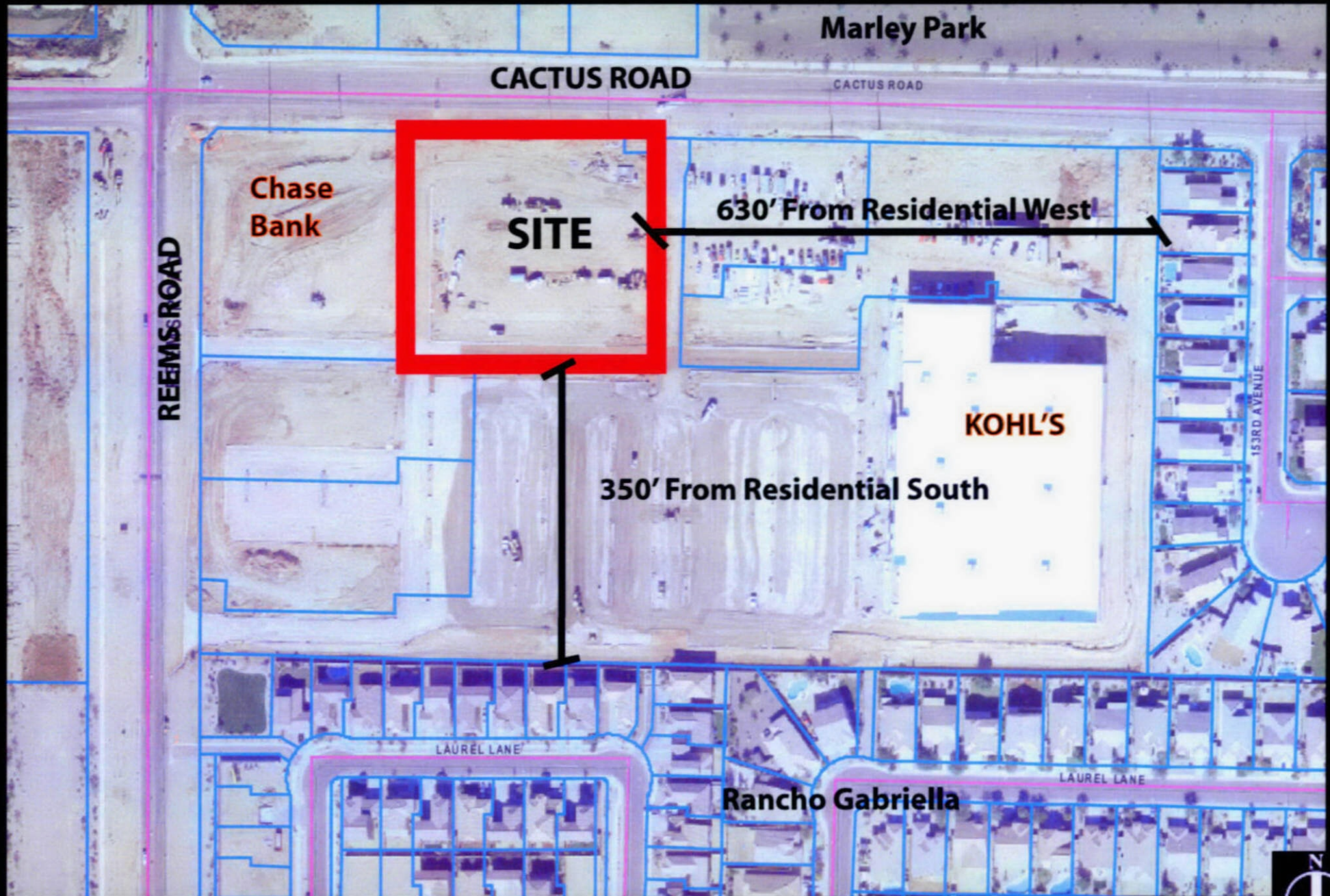
The Planning and Zoning Commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application. If an application is denied, the denial shall constitute a finding that the applicant has not shown that the conditions required for approval exist.

STIPULATIONS

REQUIRED ACTIONS: The applicant and/or owner shall comply with the following stipulations to Case CUP08-139, ARCO AM/PM.

- a. All parcel numbers shall be active prior to submittal of any building permit and shall stay active throughout the construction process until a Letter of Compliance and/or Certificate of Occupancy is issued. Any subdivision or lot split shall be reviewed and approved by the City of Surprise prior to recordation with Maricopa County.
- b. The applicant will add a base to the gas canopy poles that is consistent with the architecture of the site. The addition of the base will be reviewed at the time of building permit submittal.

VICINITY MAP





Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Floyd Roehrich Jr.
Acting State Engineer

August 18, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

RE: Arco / CUP08-139 / 15433 W. Cactus Rd.

Dear Ms. Dager:

Thank you for your notification regarding the Conditional Use Permit on the above referenced subject. After a complete review, we have concurred that at this time the proposed project will not have an impact to our highway facilities in this area.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.

Should you have any questions, you may contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov



2001 Award Recipient



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

24 July 2008

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #CUP08-139 ARCO-AM/PM

Dear Ms. Dager

Thank you for the opportunity to provide comments on the Conditional Use Permit Application for the ARCO-AM/PM Station. The ARCO Station will be located on 2.08 net acres at the southeast corner of Cactus and Reems Roads, 15433 West Cactus Road. Plans call for the construction of a 3,600 square foot AM/PM convenience store with fueling stations. The site is approximately 3/4 mile outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

As described, the ARCO AM/PM Station will not negatively impact the flying operations at Luke AFB. Since this site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

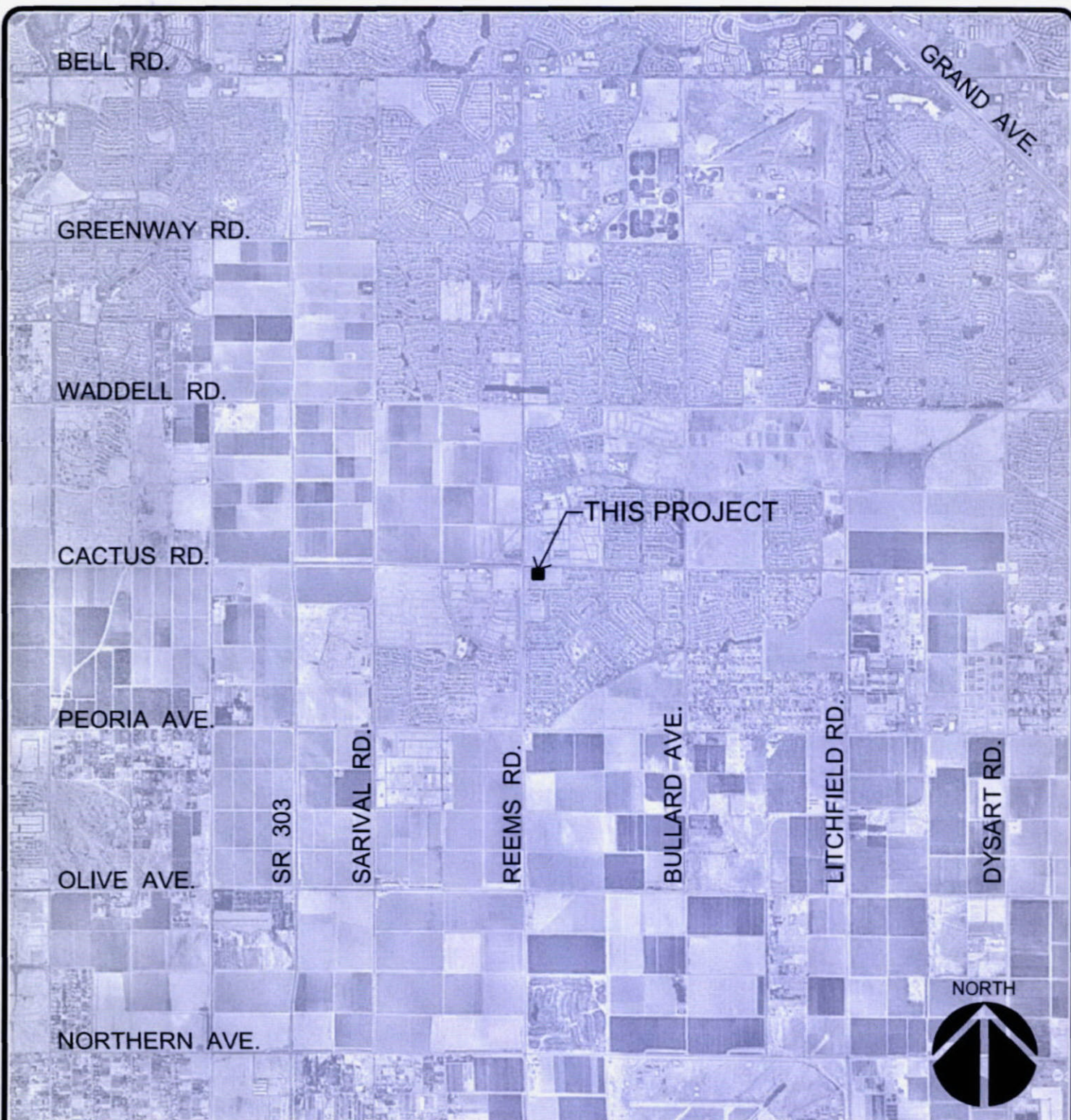
If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

JAMES R. MITCHELL

cc:

Colonel Henry M. Reed III, Vice Commander, 56th Fighter Wing



VICINITY MAP

SCALE: N.T.S.

ARCO AM/PM
S.E.C. of Cactus Rd. & Reems Rd.
Surprise, Arizona 85379

JOB: 0810751-02
DATE: 09-24-2008

RECEIVED

SEP 25 2008

COMMUNITY
DEVELOPMENT



ARCHICON, L.C.
Architecture & Interiors
4041 N. CENTRAL AVENUE, SUITE C-100
PHOENIX, ARIZONA 85012
(602) 222-4266
FAX (602) 279-4086
www.ARCHICON.COM



ARCHICON, L.C.

Architecture & Interiors

July 7, 2008

City of Surprise
12425 West Bell Road
Suite D100
Surprise, Arizona 85374

RECEIVED

SEP 25 2008

COMMUNITY
DEVELOPMENT

RE: Project Narrative

Planning & Zoning Division:

Purpose/Objective:

Our project is located at 15433 W. Cactus Rd. (SEC of Cactus Rd. & Reems Rd.) and is part of the Cactus Plaza approved master site plan currently zoned C-2. There will be no phasing as we are going to be building out our entire project for our intended use. Additionally, our infrastructure already exists, including all of the curb cuts off of Cactus Road, landscaping along Cactus Road, required lot drainage already in place along the frontage and interior roads around our site. Our client - "ARCO" would like to build a 3,600 square foot AM/PM convenience store and fueling services with a self service, single bay, automatic carwash on site within the existing Cactus Plaza approved master plan. The building / fueling will service the existing customers for Cactus Plaza and will be a 1-story building with a stand alone fueling canopy.

Architecture:

We have added architectural elements to vary the overall height of the building for all four elevations by adding small tower elements at the corners of the building along with the main entry that is recessed in the center of the building. We have included a lower roof line for the carwash facility that is attached to the store and extended this past the main front elevations to alleviate a flat appearance on all the elevations.

Site Layout:

We have established our site layout based on the approved site layout for the master plan for Cactus Plaza. We have designed a site plan to be in harmony with this approved master plan.

Drainage:

We have established our site drainage based on the approved site layout for the master plan for Cactus Plaza. We have designed site drainage to be in conformance with the existing drainage plans and the existing approved master drainage plan.

Landscaping Theme:

The theme for the landscaping will follow the established theme for The City at Surprise and the approved master landscape plan for the Cactus Plaza.

Please call with any further questions.

Sincerely,


Michael P. Monroe
Project Director

4041 N. Central Avenue
Suite C-100
Phoenix, Arizona 85012
(602) 222-4266
Fax (602) 279-4086



NORTH ELEVATION (FRONT)

SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

- AP-1 ALUMINUM PANEL WITH 1" REVEAL EACH SIDE
- PL-1 PIGMENTED OPAQUE PLASTIC OR FORMED ALUMINUM BULLNOSE WITH TROUGH FOR LED AND FLAT RETURN
- STUCCO 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED

EXTERIOR PAINTS

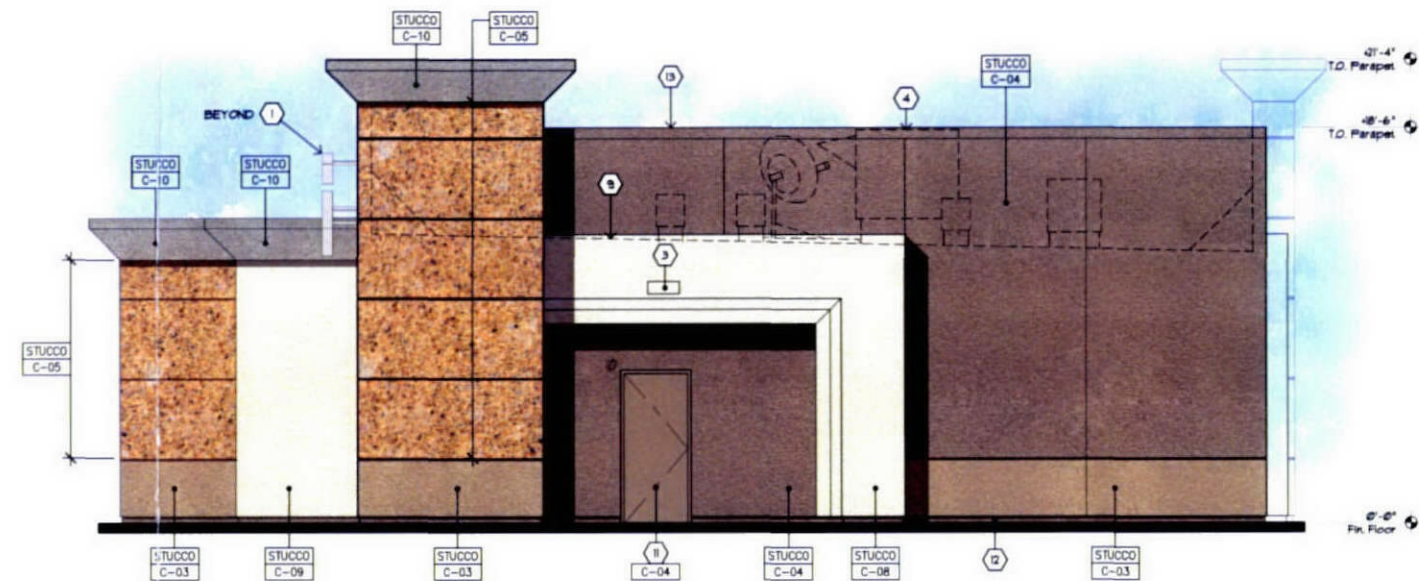
- C-01 COLOR: BF YELLOW 101 CUB - SATIN FINISH
- C-02 COLOR: C5 - ARCO LIGHT BLUE
- C-03 COLOR: TO MATCH DRY VIT #561 "MONSIEUR BROWN"
- C-04 COLOR: TO MATCH DRY VIT #42 "SPECTRUM BROWN"
- C-05 COLOR: TO MATCH DRY VIT #562 "SERENGETI TERRAINED FINISH"
- C-06 COLOR: C14 - ARCO BLUE
- C-07 COLOR: CLEAR ANODIZED ALUMINUM FINISH
- C-08 COLOR: TO MATCH KAUWEER "BONE WHITE"
- C-09 COLOR: TO MATCH DRY VIT #566 "OYSTER SHELL"
- C-10 COLOR: TO MATCH DRY VIT #544 "STONE GREY"
- C-11 NOT USED
- C-12 NOT USED
- C-13 COLOR: ARCO BLUE
- C-14 COLOR: ARCO RED
- C-15 COLOR: ARCO ORANGE

GENERAL NOTES:

- A REVEAL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE. SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

- 1 SIGNAGE BY SIGN CONTRACTOR
- 2 ALUMINUM STOREFRONT SYSTEM C-07
- 3 EXTERIOR LIGHT. REFER TO ELECTRICAL
- 4 ROOF TOP MECHANICAL UNITS
- 5 OVERFLOW DOWNSPOUT NOZZLE C-09
- 6 LED LASER LIGHT IN PLASTIC TUBE TO MATCH COLOR C-01
- 7 METAL CORING TO EXTEND 3' DOWN FACE OF WALL C-09
- 8 4" CONCRETE CURB
- 9 APPROXIMATE ROOF LINE
- 10 1" REVEALS IN FINISH
- 11 FINISH DOOR AND FRAME AS NOTED
- 12 4" BREAK METAL BASE C-12
- 13 PREFABRICATED METAL CAP
- 14 EXTERIOR MOUNTED ELECTRICAL EQUIPMENT REFER TO ELECTRICAL
- 15 EXTERIOR ROOF ACCESS LADDER ALACO #42 (ALL WALL MOUNT) W/ SECURITY DOOR #4200
- 16 EMERGENCY BREAKAWAY
- 17 VINYL LETTERS APPLIED TO ACM PANEL
- 18 1" REVEAL EACH SIDE
- 19 VINYL DECAL APPLIED TO ACM PANEL
- 20 "NO ENTRY" - 40" x 36" SIGN CENTERED OUTSIDE OF OVERHEAD DOOR
- 21 NOT USED
- 22 ROOF DRAIN DAYLIGHTED 18" ABOVE FINISH DRADE
- 23 FASCIA / DECAL. SEE DETAIL "H-S SHEET"
- 24 PREFABRICATED NAILABLE RIDGE
- 25 6" ROUND CONCRETE FILLED STEEL BOLLARD C-01
- 26 OVERHEAD CLEARANCE BAR PROVIDED BY OWNER. VERIFY MOUNTING HEIGHT ABOVE APRON WITH OWNER.

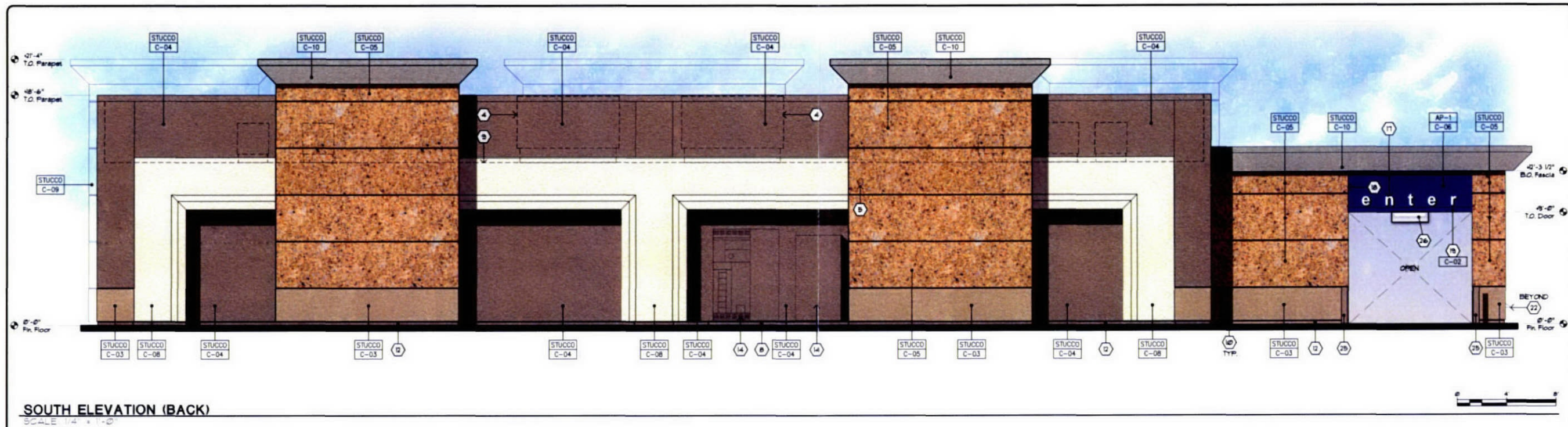


WEST ELEVATION (RIGHT SIDE)

SCALE: 1/4" = 1'-0"

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SOUTH ELEVATION (BACK)

SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

- AP-1 ALUMINUM PANEL WITH 1" REVEAL EACH SIDE
- PL-1 FIGMENTED OPAQUE PLASTIC OR FORMED ALUMINUM BULLNOSE WITH TROUGH FOR LED AND PLAT RETURN
- STUCCO 1/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH. PROVIDE CONTROL JOINTS AS REQUIRED

EXTERIOR PAINTS

- C-01 COLOR: BP YELLOW (C-01) - SATIN FINISH
- C-02 COLOR: C-15 - ARCO LIGHT BLUE
- C-03 COLOR: TO MATCH DRYVIT #581 "MONESTARY BROWN"
- C-04 COLOR: TO MATCH DRYVIT #42 "SPECTRUM BROWN"
- C-05 COLOR: TO MATCH DRYVIT #501 "SERENGETI" TERRAZZO FINISH
- C-06 COLOR: C-14 - ARCO BLUE
- C-07 COLOR: CLEAR ANODIZED ALUMINUM FINISH
- C-08 COLOR: TO MATCH KAUKEER "BONE WHITE"
- C-09 COLOR: TO MATCH DRYVIT #456 "OYSTER SHELL"
- C-10 COLOR: TO MATCH DRYVIT #544 "STONE GREY"
- C-11 NOT USED
- C-12 NOT USED
- C-13 COLOR: ARCO BLUE
- C-14 COLOR: ARCO RED
- C-15 COLOR: ARCO ORANGE

GENERAL NOTES:

- A REVEAL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE. SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE

KEYED NOTES:

- (1) SIGNAGE BY SIGN CONTRACTOR
- (2) ALUMINUM STOREFRONT SYSTEM
- (3) EXTERIOR LIGHT REFER TO ELECTRICAL
- (4) ROOF TOP MECHANICAL UNITS
- (5) OVERFLOW DOWNSPOUT NOZZLE
- (6) LED LASER LIGHT IN PLASTIC TUBE TO MATCH COLOR
- (7) METAL COPING TO EXTEND 3' DOWN FACE OF WALL
- (8) 4" CONCRETE CURB
- (9) APPROXIMATE ROOF LINE
- (10) 1" REVEALS IN FINISH
- (11) FINISH DOOR AND FRAME AS NOTED
- (12) 4" BREAK METAL BASE
- (13) PREFABRICATED METAL CAP
- (14) EXTERIOR MOUNTED ELECTRICAL EQUIPMENT REFER TO ELECTRICAL
- (15) EXTERIOR ROOF ACCESS LADDER ALACO #402 (ALL WALL MOUNT) W/ SECURITY DOOR #3000
- (16) EMERGENCY BREAKAWAY
- (17) VINYL LETTERS APPLIED TO ACM PANEL
- (18) 1" REVEAL EACH SIDE
- (19) VINYL DECAL APPLIED TO ACM PANEL
- (20) "NO ENTRY" - 10" x 36" SIGN CENTERED OUTSIDE OF OVERHEAD DOOR
- (21) NOT USED
- (22) ROOF DRAIN DAYLIGHTED 18" ABOVE FINISH GRADE
- (23) FASCIA / DECAL SEE DETAIL THIS SHEET
- (24) PREFABRICATED NAILABLE RIDGE
- (25) 6" ROUND CONCRETE FILLED STEEL BOLLARD
- (26) OVERHEAD CLEARANCE BAR PROVIDED BY OWNER. VERIFY MOUNTING HEIGHT ABOVE APRON WITH OWNER



EAST ELEVATION (SIDE)

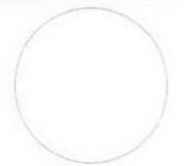
SCALE: 1/4" = 1'-0"

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COMMUNITY
DEVELOPMENT

JOB NO:	000751-02
PROJECT MGR:	
DRAWN BY:	V. COMA
CHECKED BY:	M. MONROE
DATE:	
BY:	
DATE:	
BY:	
DATE:	
BY:	
DATE:	
BY:	
DATE:	

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ALL ITEMS ARE INITIALED AND DATED	INITIAL	DATE
SUBMITTED TO CITY ISSUED FOR BIDDING		09/21/08
FOR CONSTRUCTION BY APPROVAL HAS NOT BEEN COMPLETED		
CITY APPROVAL ISSUED FOR CONSTRUCTION		
TO CHANGE WITHIN 3 MONTHS AFTER OR L.C. APPROVED ALL CHANGES		

SHEET TITLE:
STONE / CAR WASH ELEVATIONS



DR3.1

ISSUE DATE: 09-09-2008

ISSUE DATE: 09-09-2008



ARCHICON, L.C.

Architecture & Interior
(602) 222-4266
www.archicon.com

CACTUS ROAD

ARCO

Job No: 0810751-02

Issue Date :09-25- 2008



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COMMUNITY
DEVELOPMENT

LANDSCAPE PLAN

PAD D
3,600 S.F.
F.F.E. = 71.80

EQUIP. ROOM
CAR WASH

LOADING

ONE
WAY

RECEIVED

SEP 25 2008

COMMUNITY DEVELOPMENT

CACTUS ROAD

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°59'06" E	20.00'
L2	N 89°00'54" W	39.90'
L3	N 00°59'06" E	10.13'
L4	N 13°02'28" W	20.51'

VICINITY MAP



LEGAL DESCRIPTION

LOT 2, CACTUS PLAZA (PROPOSED)
MARICOPA COUNTY, ARIZONA

A portion of Tract '3' as shown on the Final Plat of Rancho Gabriela Phase 3, as recorded in Book 95, Page 50, records of Maricopa County, Arizona, also being a portion of the northwest quarter of Section 20, Township 3 North, Range 1 West of the Grid and Salt River Meridian, Maricopa County, Arizona, being described as follows:

COMMENCING at a Maricopa County Highway Department brass cap in a handhole found at the northwest corner of said Section 20, from which a brass cap in a handhole found at the west quarter corner of said Section 20 bears South 66°12'12" East, 244.27 feet thence along the west line of the northwest quarter of said Section 20, South 89°00'54" East, 333.35 feet thence South 00°59'06" West, 55.20 feet to a point on a line 55.20 feet south of and parallel with the north line of the northwest quarter of said Section 20, said point also being on the southerly right of way line of Cactus Road of said Rancho Gabriela Phase 3, and being the TRUE POINT OF BEGINNING;

thence along said parallel line and said southerly right of way line of Cactus Road, South 89°00'54" East, 215.74 feet;

thence South 00°59'06" West, 20.00 feet;

thence South 89°00'54" East, 39.90 feet;

thence South 00°59'06" West, 10.13 feet;

thence South 13°02'28" East, 20.51 feet;

thence South 00°59'06" West, 235.58 feet;

thence North 89°00'54" West, 320.61 feet;

thence North 00°59'06" East, 266.20 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 50.65 square feet or 1.16 acres, more or less.

SITE PLAN KEY NOTES

- ADA ACCESSIBLE ROUTE
- CONCRETE SIDEWALK (MINIMUM 5'-0" WIDE)
- ASPHALT CONCRETE PAVING - SEE CIVIL DRAWINGS
- SIDEWALK RAMP - SEE DETAIL 6/DR1
- MASONRY SCREEN WALL - SEE DETAIL 23/DR1
- EXISTING 6" CURB TO REMAIN
- UNDERGROUND FUEL TANKS
- SIGHT VISIBILITY TRIANGLE (33' x 33')
- EXISTING RAISED MEDIAN TO REMAIN
- PROPOSED 6" CONCRETE CURB
- EXISTING SIDEWALK TO REMAIN
- EXISTING ASPHALT PAVING TO REMAIN
- FUEL CANOPY
- EXISTING SIGN TO REMAIN
- PROPOSED FIRE HYDRANT
- EXISTING TRANSFORMER PAD TO REMAIN
- PROPOSED 6" WATER LINE
- EXISTING FIRE HYDRANT TO REMAIN
- BICYCLE RACK - SEE DETAIL 8/DR1
- FIRE TRUCK TURNING RADI (35' INSIDE, 55' OUTSIDE)
- PROPOSED 6" SEWER LINE
- EXISTING 6" CONCRETE CURB TO BE REMOVED
- FUTURE RAISED MEDIAN
- PROPOSED SIGN (UNDER SEPARATE REVIEW & PERMIT)
- DETECTABLE WARNING SURFACE
- EXISTING WATER EASEMENT TO REMAIN
- PROPOSED 12" CHP STORM LINE
- CAR WASH COIN BOX
- CAR WASH DRYER COUNTDOWN
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- LIGHT POLES PER PHOTO-METRICS AND DETAILS 21422/DR1

PROJECT DATA

PROJECT NAME: 411991 C-STORE

PROJECT DESCRIPTION: THIS PROPOSED PROJECT IS A NEW GROUND-UP BUILDING COMPRISING OF A CONVENIENCE STORE WITH ATTACHED AUTOMATIC CAR WASH BAY BUILDING AND A FUEL DISPENSING CANOPY. THE HIGHEST PARAPET HEIGHT IS 20'-8".

PROJECT LOCATION: SEC OF CACTUS ROAD & REEMS ROAD, SURPRISE, ARIZONA

PROJECT ADDRESS: 15433 WEST CACTUS ROAD, SURPRISE, ARIZONA 85375

SITE AREA (NET): 50.65 SF. (1.16 ACRES)

ZONING: EXISTING: PAD (NO CHANGE IN ZONING)

CONSTRUCTION TYPE: V-B FULLY SPRINKLERED

BUILDING AREA: 10548 SF.

BUILDING HEIGHT: 36'-0" / 2 STORY
ALLOWED: 18'-0" / 1 STORY

LOT COVERAGE: 10548 SF / 50.65 SF = 116%

PARKING: PARKING REQUIRED: (1) PER 250 SF. = 14 SPACES
STANDARD: (1) PER 250 SF. = 14 SPACES
ACCESSIBLE: (1) PER 250 SF. = 1 SPACE

LANDSCAPE: LANDSCAPE PROVIDED: 15,172 SF.

CODE ANALYSIS

GOVERNING JURISDICTION: CITY OF SURPRISE

GOVERNING CODES:
INTERNATIONAL BUILDING CODE 2006
INTERNATIONAL FIRE CODE 2006
INTERNATIONAL MECHANICAL CODE 2006
INTERNATIONAL PLUMBING CODE 2006
INTERNATIONAL ENERGY CONSERVATION CODE 2006
INTERNATIONAL FUEL GAS CODE 2006
INTERNATIONAL ELECTRICAL CODE 2006
NATIONAL ELECTRICAL CODE CODE 2005
ORDINANCE 1071-06-LOCAL AMENDMENTS ADAAG

OCCUPANCY TYPES: B (BUSINESS) / M (MERCANTILE)

CONSTRUCTION TYPES: VB (FULLY SPRINKLERED)

ALLOWABLE HEIGHT AND BUILDING AREA:
(PER IBC 2006, TABLE 503)
NUMBER OF STORIES ALLOWED: 2 - OCCUPANCY GROUP B
1 - OCCUPANCY GROUP M

NUMBER OF STORIES PROVIDED: 1

ALLOWABLE BUILDING HEIGHT: 60'-0" (PER IBC)

ACTUAL BUILDING HEIGHT: 20'-8"

BASIC ALLOWABLE AREA PER FLOOR: 5,000 SF.

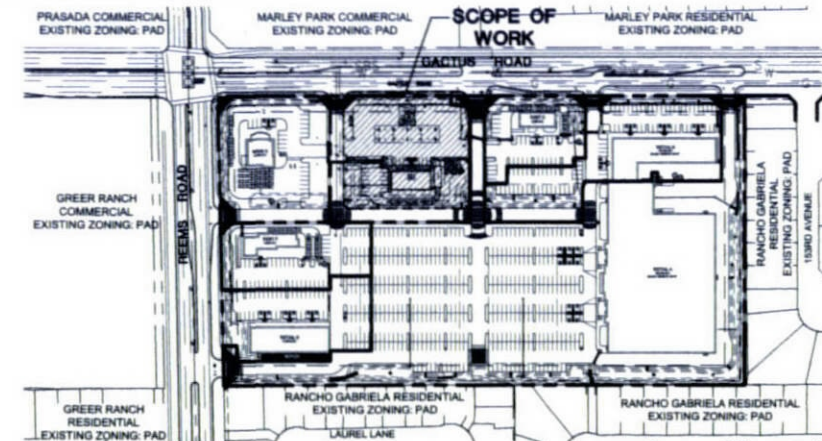
AREA MODIFICATION: FULLY SPRINKLERED, SINGLE-STORY
300% INCREASE = 27,000 SF.

ALLOWABLE AREA PER FLOOR: 27,000 SF.

ACTUAL AREA PER FLOOR (GROSS): 10,548 SF.

BUILDING AREA TABULATION:

OCCUPANCY GROUP B:	
WASH BAY	100
EQUIPMENT ROOM	336
TOTAL (NET)	436
OCCUPANCY GROUP M:	
SALES AREA	1,973
OFFICE/CASHER	175
RESTROOMS	107
COOLER/FREEZER	519
BACK ROOM AREAS	481
FUEL CANOPY	8,613
TOTAL (NET)	9,968



CONTEXT SITE PLAN
SCALE: 1" = 200'-0"

SITE PLAN
SCALE: 1" = 20'-0"

ARCHICON, L.C.
Architecture & Interiors

401 NORTH CENTRAL AVENUE
SUITE C-100
PHOENIX, ARIZONA 85012
(602) 222-4266
FAX (602) 279-4086
www.ARCHICON.COM

ARCO
BY WEST COAST PRODUCTS, LLC

ARCO
SEC OF CACTUS RD. & REEMS RD.
15433 W. CACTUS RD.
SURPRISE, AZ 85379

JOB NO:	0810751-02
PROJECT MAP:	
DRAWN BY:	V. COMA
CHECKED BY:	M. MONROE
DATE:	
REVISION:	
DATE:	

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ALL ITEMS ARE INITIALED AND DATED

SUBMITTED TO CITY
ISSUED FOR RECORD
APPROVAL HAS NOT BEEN COMPLETED

CITY APPROVAL
ISSUED FOR CONSTRUCTION
DATE: 09/10/08

SHEET TITLE:
SITE PLAN

DATE: 09-09-2008

DR1.0

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

RS01-097

Rural Subdivision

for:

Westview Estates

Planning and Zoning Commission

Hearing Date: **October 21, 2008**

STAFF:

Lance Ferrell, Planner, 623.222.3135

LOCATION:

Located on the southwest corner of 221st Avenue
and Williams Drive.

**DESCRIPTION OF
THE REQUEST:**

Approval of a Rural Subdivision.

SUMMARY ANALYSIS:

The applicant is requesting a rural subdivision to
split 20 gross acres into eight residential lots and
dedication of right-of-way to the city.

SUGGESTED MOTION:

**I move to recommend approval of RS01-097, a
rural subdivision for Westview Estates, and
adopt staff's findings and stipulations 'a'
through 'f.'**

**City of Surprise
Planning and Zoning Division**

EXECUTIVE SUMMARY

**RS01-097
Westview Estates**

APPLICANT:	Mark P. Sidler Lemme Engineering 3608 W. Bethany Home Road Phoenix, AZ 85019 Phone 602.841.6904
OWNER:	Ken Patch 9256 W. Cameron Dr. Peoria, AZ 85345 Phone 602.412.1326
HEARING DATE:	October 21, 2008
STAFF:	Lance Ferrell 623.222.3135 Lance.Ferrell@surpriseaz.com
LOCATION:	Located on the southwest corner of 221 st Avenue and Williams Drive
DESCRIPTION of the REQUEST:	Approval of a Rural Subdivision
STAFF RECOMMENDATION:	Approval
SUMMARY ANALYSIS:	The applicant is requesting a rural subdivision to split 20 gross acres into eight residential lots and dedication of right-of-way to the city.

HISTORY

The property was annexed into the City of Surprise in 1989.

This project was previously approved on 9/12/2002, however, was not recorded within a timely manner per the City of Surprise Municipal Code. The applicant had previously been asked to obtain certain documentation per the location of the flood plain that runs through the project. It has since been determined that this requirement is no longer

ITEM 4

necessary for plat approval and recordation. Westview Estates was approved through the past City Council and had the previous Mayor's signature. This project is being brought back to City Council for approval and the current Mayor's signature which is needed for recordation.

STAFF ANALYSIS

The applicant desires to subdivide the property into eight single-family residential lots on approximately twenty gross acres. Generally, this is a gross density of 0.40 dwelling units per acre and consistent with the required lot size within the R1-43 zoning classification.

Lot	Square Footage	Acreage
1	45,977	1.055
2	45,982	1.056
3	45,993	1.056
4	45,977	1.055
5	45,982	1.056
6	45,993	1.056
7	94,333	2.166
8	387,172	8.888

Access to lots in the subdivision will be from the dedicated rights-of-way at 221st Avenue, 222nd Avenue, Williams Drive, or Adobe Drive.

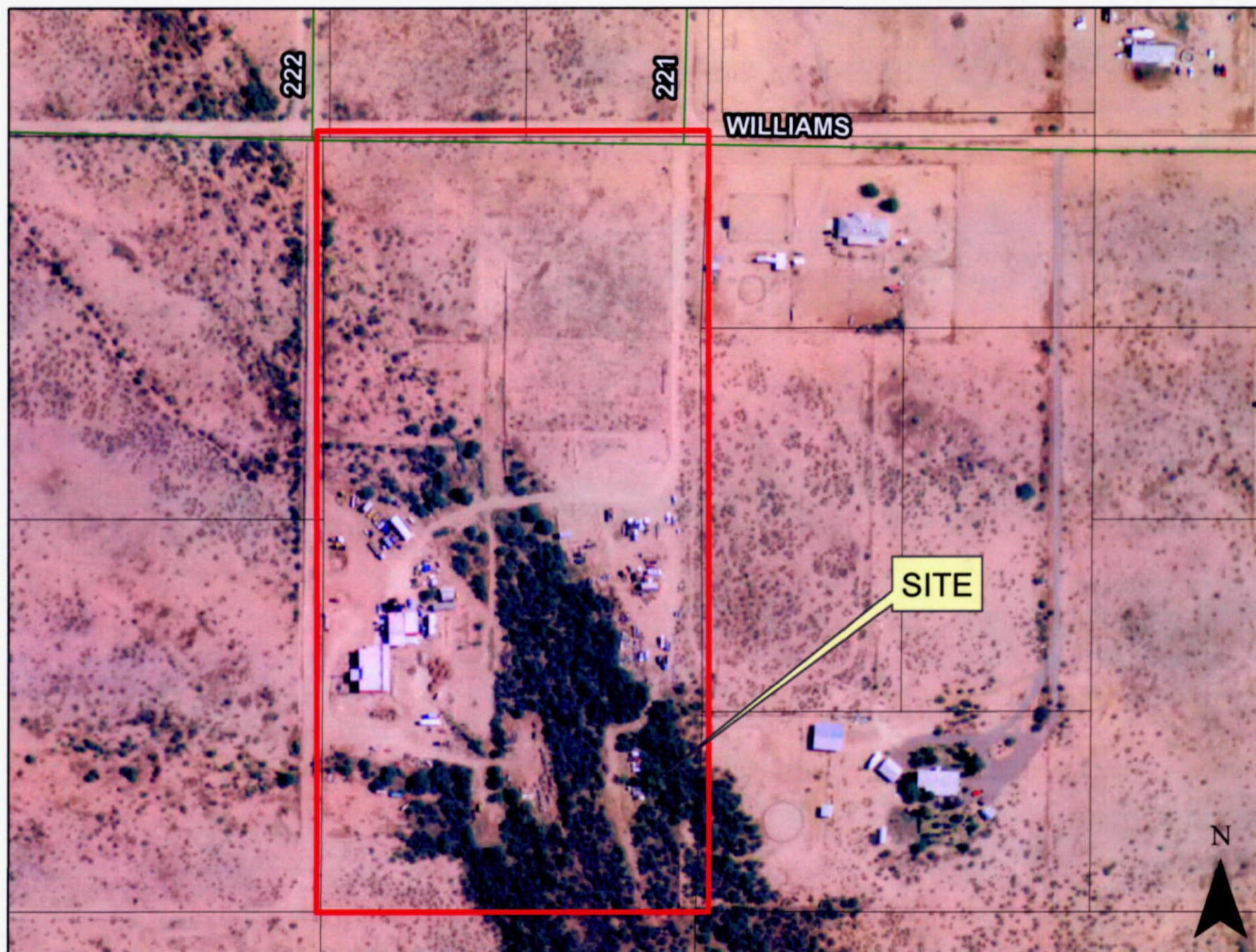
FINDINGS OF FACT

The proposed request is consistent with the Land Use designation established within the Surprise General Plan 2020. Staff has determined that this subdivision will not adversely impact the surrounding property values and provides acceptable land use types and densities. Furthermore, approval of this request will not be detrimental to the health, safety or welfare of the community.

STIPULATIONS

- a) Major changes to this Rural Subdivision Plat with regard to use and intensity must be processed as a revised Planning and Zoning application with approval by the City Council upon recommendation of the Planning and Zoning Commission. The City Manager and the Community Development Director may administratively approve minor changes to the rural subdivision plat.
- b) The applicant shall submit one electronic copy of the Rural Subdivision plat, and three (3) Mylar copies of the Rural Subdivision Plat with notary seal. Said submission must be under one (1) transmittal package and in conformance with the Maricopa County standards.
- c) The applicant or property owner must provide the city with an approved dust control permit by Maricopa County Environmental Services Department prior to release of any permits.
- d) The applicant shall comply with the most current version of the City's *Integrated Water Master Plan* (IWMP) requirements.
- e) The applicant shall provide a dust-free, compacted surface on all private roadways adjacent to, or within the property, subject to the approval of the City Engineer and City Fire Marshal.
- f) The applicant will be required to connect to the City of Surprise water and sewer services as they become available.

Westview Estates



**PLANNING AND
ZONING
COMMISSION MEETING
PRESENTATION
PACKET**

RS01-097 WESTVIEW ESTATES

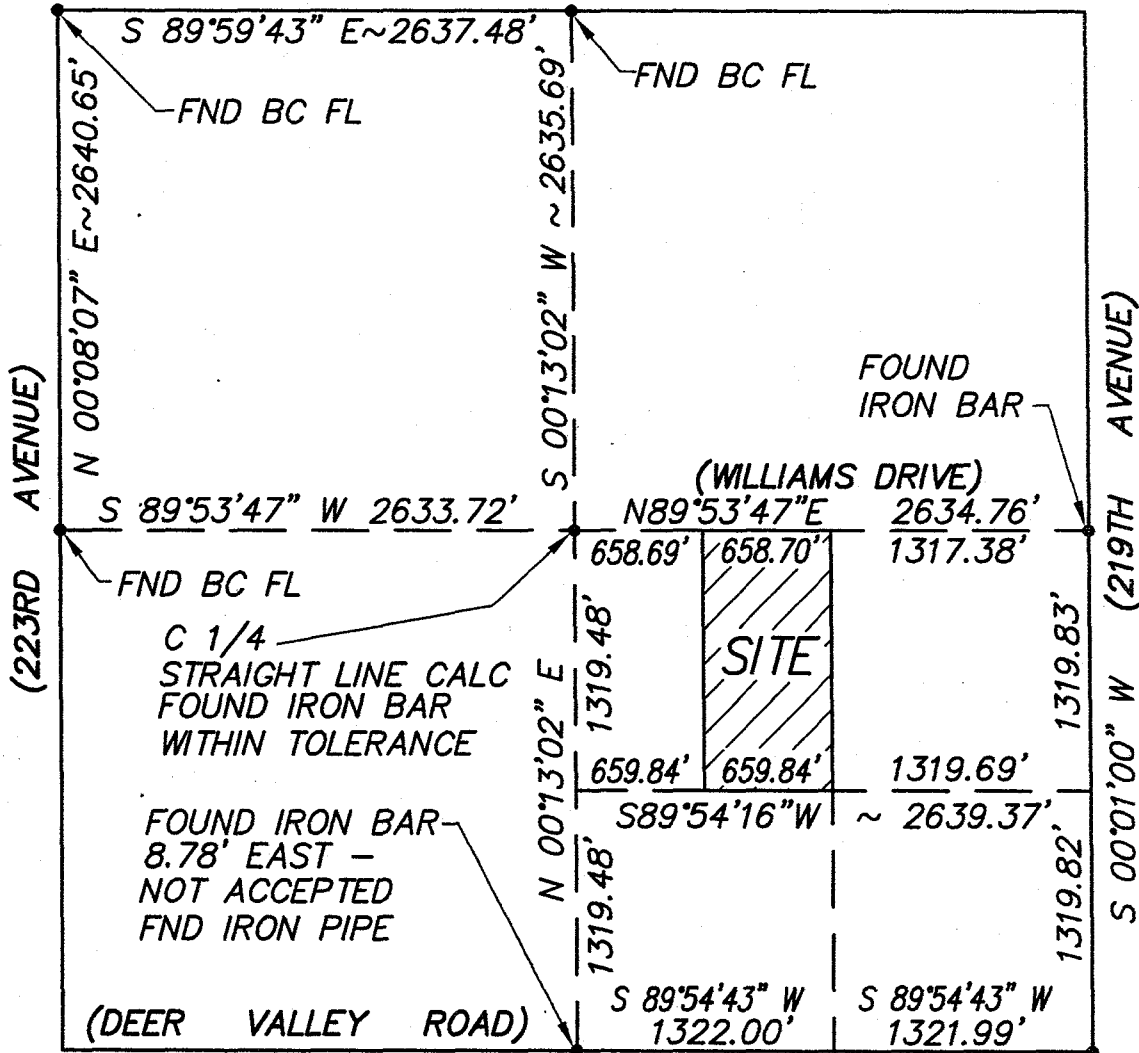
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OCT 02 2008
COMMUNITY DEVELOPMENT**

VICINITY MAP

**WESTVIEW ESTATES
00-271**

WESTVIEW ESTATES

(PINNACLE PEAK ROAD)



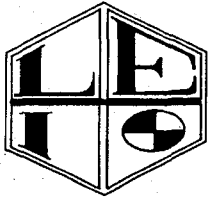
DEPENDENT SURVEY

VICINITY MAP

N.T.S.
SEC. 14, T4N, R3W

WRITTEN NARRATIVE

**WESTVIEW ESTATES
00-271**



LEMME ENGINEERING, INC.

PLANNING

CIVIL ENGINEERING

SURVEYING

WESTVIEW ESTATES

NARRATIVE

October 1, 2008

Westview Estates, a rural subdivision, is a project with a long and colorful history with the City of Surprise. It began in the year 2000 and ultimately received conditional approval to record the final plat once all stipulations were met. This notification is included with the 'additional exhibits' section of this package.

The biggest hurdles were ground water supplies and Flood control / FEMA issues. These were all accomplished by 2007 and by that time the City of Surprise had evolved considerably with new policies and personnel. So much so that none of the original reviewers were still at Surprise, and the project had long since been forgotten. At this point in time, we have been afforded a streamlined re-review process in order to get the project back in the data stream of all departments.

The project in overview consists of 8 lots on 20± acres between 221st Ave and 222nd Ave and Williams Drive and Adobe Drive. Located in Section 14, Township 4 North, Range 3 West and has a zoning of R1-43. The floodway has been noted on the plat so as to make sure all owners are aware of the challenges that may bring to each lots development. Previous review and approval by Maricopa County Flood Control for site design and pad elevations has been met.

Roadways are to be dedicated and while development intends to provide private wells and septic systems, waivers have been signed and the dedication on the plat agree to hook to city services once they become available.

Our goal is to get approval to record the plat. We appreciate your assistance in this endeavor.

RS PLATS

WESTVIEW ESTATES
00-271

LOT	SQ. FT. (NET)	ACREAGE (NET)
1	47,138	1.082
2	45,645	1.047
3	50,298	1.155
4	47,153	1.082
5	47,044	1.080
6	45,605	1.047
7	94,338	2.166
8	387,168	8.888

(NET) = MINUS R/W

UTILITY PROVIDERS

PHONE = QUEST COMMUNICATIONS
ELECTRIC = ARIZONA PUBLIC SERVICE
WATER = PRIVATE WELLS
CABLE = NOT AVAILABLE
SANITATION = CITY OF SURPRISE
SEWER = SEPTIC SYSTEM TO BE EMPLOYED
(SEE NOTE ON SPECIAL REQUIREMENT)

ZONING

ZONING = R1-43
WITH THE FOLLOWING SINGLE FAMILY DWELLING
PROPERTY LINE BUILDING SET BACK
REQUIREMENTS:
50' = FRONT
20' = INTERIOR SIDE
50' = CORNER SIDE
50' = REAR

A RURAL SUBDIVISION MAP FOR "WESTVIEW ESTATES"

THE E 1/2 OF THE NW 1/4 OF THE SE 1/4 OF
SECTION 14, T4N, R3W OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
CITY OF SURPRISE

OWNER:

KENNETH B. & DONNA K. PATCH
PO BOX 8765
SURPRISE, ARIZONA 85374
(602) 725-6666

DEDICATION:

STATE OF ARIZONA } SS:
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: THAT KENNETH B. PATCH AND DONNA K. PATCH, "OWNERS", HAVE SUBDIVIDED UNDER THE NAME "WESTVIEW ESTATES", A SUBDIVISION LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DO HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "WESTVIEW ESTATES" AND DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNERS HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.
OWNERS HEREBY DECLARE TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.
OWNERS HEREBY GRANT TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UNDER ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.
OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM OR OPERATING AT OR ON LUKE AIR FORCE BASE.
OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE RIGHT TO INVADE, WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WASTEWATER PLANT.
OWNERS HEREBY GRANT TO THE CURRENT AND FUTURE OWNERS OF LOTS 1 THROUGH 8, A PRIVATE EASEMENT OVER, UNDER ACROSS AND THROUGH SAID LOTS FOR INGRESS/EGRESS, WATER DISTRIBUTION, MAINTENANCE, EMERGENCY ACCESS AND WELL SITES AS DESCRIBED AS FOLLOWS:

EASEMENT FOR INGRESS/EGRESS, WATER DISTRIBUTION & MAINTENANCE AND EMERGENCY ACCESS
COMMENCING AT THE NORTHWEST CORNER OF LOT ONE SHOWN HEREON, SUCH POINT BEING ON THE SOUTH LINE OF THAT CERTAIN RIGHT-OF-WAY DEDICATED IN DOCKET 14548 AT PAGE 409, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE TRUE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION OF A 20 FOOT WIDE EASEMENT FOR INGRESS/EGRESS, WATER DISTRIBUTION, WELL MAINTENANCE AND EMERGENCY VEHICLE ACCESS, BEING 10.00 FEET ON EITHER SIDE;
THENCE SOUTH 00 DEGREES 08 MINUTES 31 SECONDS WEST, 484.56 FEET TO A REFERENCE POINT 'A';
THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, 304.57 FEET TO THE TERMINUS OF THIS EASEMENT CENTERLINE.
TOGETHER WITH AN AREA DEFINED BY A CIRCLE HAVING 50 FOOT RADIUS, THE CENTER POINT BEING SAID REFERENCE POINT 'A'.

WELL SITE NO. 1 EASEMENT
A 40.00 FEET SQUARE WELL SITE CENTERED ON THE SOUTHWEST CORNER OF LOT 1, CONTAINING 1,600 SQUARE FEET, MORE OR LESS, AND ILLUSTRATED HEREON.

WELL SITE NO. 2 EASEMENT
A 40.00 FEET SQUARE WELL SITE, CENTERED ON A POINT BEING 65 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 7 AS MEASURED ALONG THE WESTERLY LOT LINE OF SAID LOT 7, CONTAINING 1,600 SQUARE FEET, MORE OR LESS, AND ILLUSTRATED HEREON.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IN WITNESS WHEREOF, KENNETH B. PATCH AND DONNA K. PATCH, AS OWNERS, HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 200__.

THE COVENTRY REALTY TRUST

BY: KENNETH B. PATCH DONNA K. PATCH
ITS: OWNERS

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 200__, BEFORE ME, DID PERSONALLY APPEAR KENNETH B. PATCH & DONNA K. PATCH, WHO AFFIRMED AND ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE ABOVE DESCRIBED PREMISES, BEING DULY AUTHORIZED SO TO DO, DID EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PUBLIC NOTICE

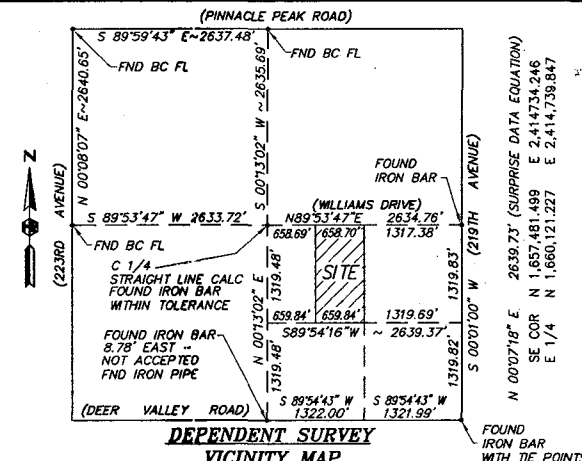
THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAGNETIC NOISE CONTOUR LINES IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

KENNETH B. PATCH AND DONNA K. PATCH AS COVENTRY REALTY TRUST ('OWNER') DO HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS, FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, T4N, R3W, G&SRM, MARICOPA COUNTY, ARIZONA.



DEPENDENT SURVEY VICINITY MAP

SEC. 14, T4N, R3W

SPECIAL REQUIREMENTS AND NOTES:

- AT A TIME WHEN CITY OF SURPRISE WATER AND SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTIES CREATED IN THE SUBDIVISION, FUTURE OWNERS SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SECTION 13.08.348 (SEWER) AND 13.04.230 (WATER) OF THE SURPRISE MUNICIPAL CODE, AND PAY ALL APPLICABLE FEES. ANY OWNERS OF THE PROPERTIES CREATED BY THIS SUBDIVISION SHALL NOTIFY PROSPECTIVE BUYERS OF THIS STIPULATION IN THE SALES CONTRACT AND PUBLIC RECORDS.
- EACH PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ALL DRAINAGE ELEMENTS, STRUCTURES AND EASEMENTS WITHIN THE LIMITS OF EACH RESPECTIVE LOT OR PARCEL AS DEFINED HEREON. ANY OWNERS OF THE PROPERTIES CREATED BY THIS SUBDIVISION SHALL NOTIFY PROSPECTIVE BUYERS OF THIS STIPULATION IN THE SALES CONTRACT AND ALL PUBLIC RECORDS.
- LOTS 1, 2, 3, 5, 6, 7, AND 8 WILL OBTAIN AN INDIVIDUAL FLOOD PLAIN USE PERMIT FROM THE MARICOPA COUNTY FLOOD CONTROL DISTRICT PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT AND THE ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF SURPRISE.
- THE PROPERTY OWNERS OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON-SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT. INDIVIDUAL LOT GRADING AND DRAINAGE PLANS WILL BE REQUIRED.
- IN ACCORDANCE WITH ARS 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.
- PURSUANT TO ARS 42-11102 THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON THE ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

SURVEYOR'S CERTIFICATION

I, MARK P. SIDLER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THE SURVEY SHOWN AND PLATTED HEREON WAS PERFORMED UNDER MY SUPERVISION, THAT THE MONUMENTS WERE FOUND OR SET AS NOTED HEREON AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARK P. SIDLER
REGISTERED LAND SURVEYOR
R.L.S. No. 28232

APPROVALS:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 200__
BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 200__.

MAYOR

ATTEST:

CITY CLERK

CERTIFICATE OF RECORDING

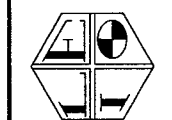
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER AT _____ O'CLOCK
____ M., _____, 200__, AND IS FULLY RECORDED IN BOOK _____, PAGE NO. _____.

COUNTY RECORDER

NOTE: THIS MAP OR PLAN IS NOT TO BE USED, RELIED UPON, OR CONSIDERED COMPLETE OR READY FOR CONSTRUCTION, UNLESS STAMPED BY A PROFESSIONAL FROM LEMME ENGINEERING.
COPYRIGHT NOTICE: THIS DRAWING IS COPYRIGHTED AND ANY ELECTRONIC COPY PROVIDED, IS FOR THE SPECIFIC USE INTENDED OF THE PROJECT AND MAY NOT BE UTILIZED FOR ANY OTHER PROJECTS UNLESS WRITTEN AUTHORIZATION IS RECEIVED FROM LEMME ENGINEERING.

☐ PRELIMINARY
☐ APPROVED

PLANNING - CIVIL ENGINEERING - SURVEYING
LEMM ENGINEERING INC.
3608 WEST BETANY HOME ROAD
PHOENIX, ARIZONA 85019
PHONE (602) 841-6804 FAX (602) 841-6351



A RURAL SUBDIVISION MAP FOR
"WESTVIEW ESTATES"
SURPRISE, ARIZONA



DESIGNED BY: MPS

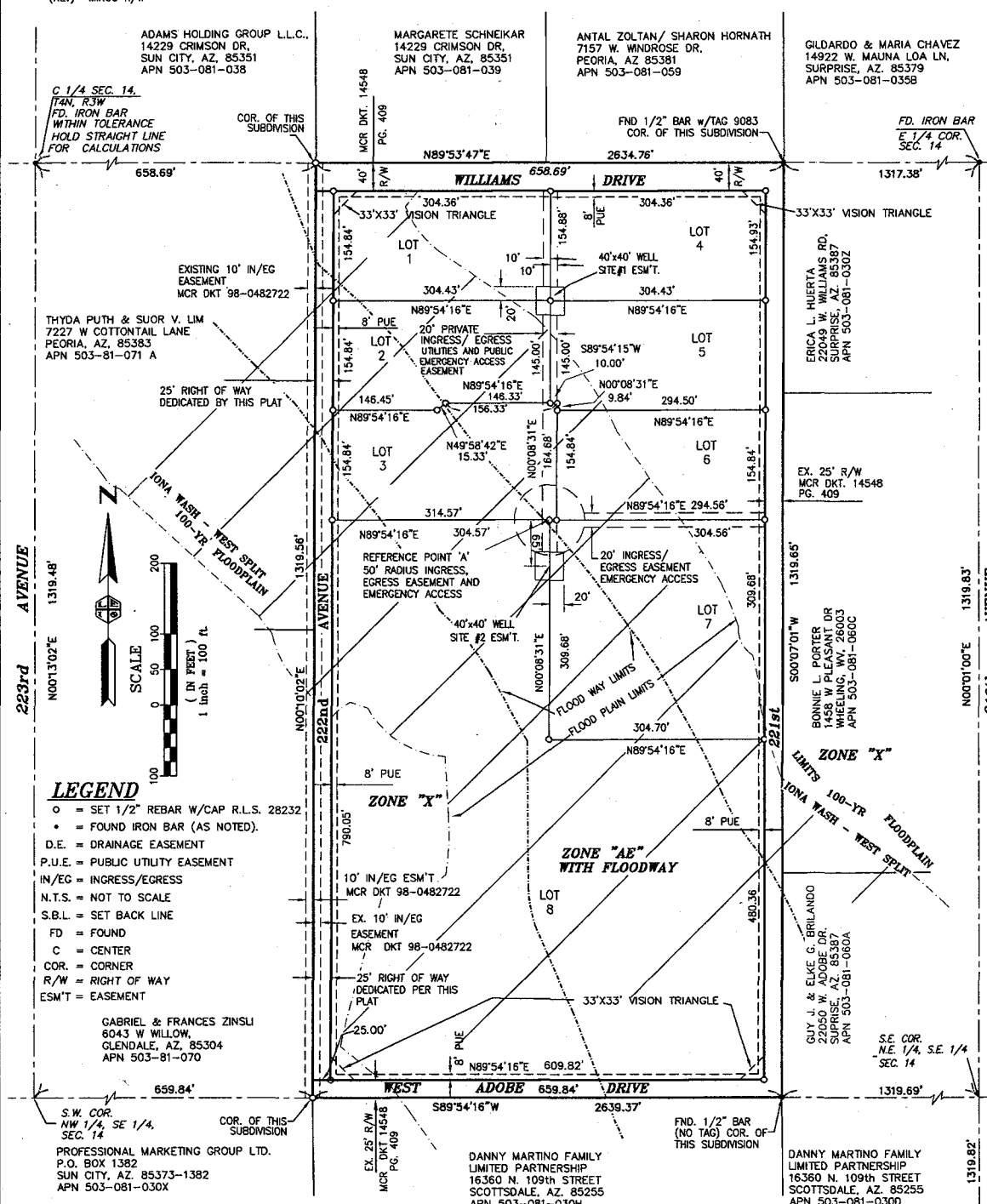
DRAWN BY: gls / JRS

SCALE:
HORIZONTAL= 1"=100'
VERTICAL= N/A

SHEET 1 OF 1

DATE 09-22-08

W.O. 00-271



FLOOD ZONE NOTE

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, ADMINISTERED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NUMBER (FIRM) 04013C120-H AND 1110-H REVISED SEPTEMBER 30, 2005, THIS PROPERTY IS DESIGNATED AS ZONE "AE" AND SHADED ZONE "X".

FLOODPLAIN LIMITS HAVE BEEN IDENTIFIED BY FLOOD CONTROL DISTRICT OF MARICOPA COUNTY (FCDMC) PER THE WITMAN AREA DRAINAGE MASTER STUDY UPDATE, FCD CONTRACT 2002C029. THIS PROPERTY IS DESIGNATED AS A ZONE AE WITH FLOODWAY. THE WITMAN ADMSU HAS BEEN ACCEPTED AS "BEST AVAILABLE DATA" BY FEMA AND WILL BE REFLECTED ON THE UPDATED FIRM PANELS IN 2010.

FOR FLOOD PLANE DEFINITIONS SEE THE APPROPRIATE FIRM PANEL.

ANY DEVELOPMENT WITHIN THESE FLOODPLAIN LIMITS MUST BE DEVELOPED IN ACCORDANCE WITH CURRENT FLOODPLAIN REGULATIONS OF THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY AND THE CITY OF SURPRISE.

BASIS OF BEARINGS

THE EAST LINE OF THE SE 1/4 OF SECTION 14, T. 4 N., R. 3 W. BEARS N 00°01'00" E. (PER RECORD OF SURVEY MCR 917 PAGE 220) EQUATION TO CITY OF SURPRISE COORDINATE DATUM IS N 00°07'18" E
THE SE COR COORD. = N 1,657,481.499 E 2,414,734.246
THE E 1/4 COORD. = N 1,660,121.227 E 2,414,739.847

RS01-097

ADDITIONAL EXHIBITS

**WESTVIEW ESTATES
00-271**

NOTE: THIS PROJECT WAS ORIGINALLY
APPROVED AT THIS MEETING & AUG 20, 2002

**CITY OF SURPRISE
REGULAR PLANNING & ZONING COMMISSION AGENDA
TUESDAY, AUGUST 20, 2002 @ 6:00 P.M.
SURPRISE CITY HALL
12425 WEST BELL ROAD, SUITE D-100
SURPRISE, ARIZONA 85374**

CALL TO ORDER:

- A. Roll Call
- B. APPROVAL OF PLANNING & ZONING COMMISSION MINUTES OF AUGUST 6, 2002 APPROVE

ITEM #	DESCRIPTION	STAFF RECOMMEND
PRESENTATIONS:		

OLD BUSINESS:

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

NEW BUSINESS:

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- | | | |
|--------|---|------------------------|
| ITEM 1 | CONSIDERATION AND ACTION - INITIATE A MAJOR PLAN AMENDMENT TO RECONCILE AND REFERENCE THE STATE LAND DEPARTMENT CONCEPTUAL PLAN WITH THE CITY OF SURPRISE GENERAL PLAN 2020 | RECOMMEND FOR APPROVAL |
| ITEM 2 | RS01-97 - CONSIDERATION AND ACTION - RURAL SUBDIVISION- PATCH RURAL SUBDIVISION- | RECOMMEND FOR |

APPROXIMATELY 19 ACRES LOCATED SOUTH OF
WILLIAMS DRIVE, WEST OF 221ST AVENUE, NORTH OF
DEER VALLEY ROAD

APPROVAL

ITEM 3

SP02-148 – CONSIDERATION AND ACTION – SITE
PLAN– SURPRISE COMMERCE CENTER–
APPROXIMATELY 4 ACRES LOCATED ON FOXFIRE
DRIVE, EAST OF 134TH DRIVE, NORTH OF BELL ROAD

APPROVE

REGULAR ITEMS REQUIRING A PUBLIC HEARING:

ITEM 4

PADA02-104 – CONSIDERATION AND ACTION –
PLANNED AREA DEVELOPMENT AMENDMENT –
WADDELL PROPERTY (MARLEY PARK) –
APPROXIMATELY 160 ACRES LOCATED AT THE
SOUTHWEST CORNER OF WADDELL AND LITCHFIELD
ROAD

CONTINUED
FROM 08/02/02

RECOMMEND
FOR
APPROVAL

OPEN CALL TO THE PUBLIC

ITEM 5

CALL TO THE PUBLIC

NO ACTION

- Note: During this time members of the public may address the Commission on any item not on the agenda. At the conclusion of the open call, Commissioners may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CURRENT EVENTS REPORT

A.

CHAIRPERSON AND COMMISSIONERS

B.

COMMUNITY DEVELOPMENT DIRECTOR

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION:

- The Planning and Zoning Commission may go into executive session for the discussion or consultation for legal advice on any of the above items with the attorneys of the Commission pursuant to A.R.S. § 38-431.03(A)(3).

ADJOURNMENT:

POSTED: 08/16/02

Jenifer O'Melia, Planning & Zoning Admin Assistant

TIME: 5:00 P.M.

Philip A. Testa, Community Development Director

SPECIAL NOTE:

PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623-583-1000 OR 623-583-1098, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.

REPORT TO THE PLANNING AND ZONING COMMISSION
AND THE CITY COUNCIL

PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

CASE NO.: RS01-097

(Westview Estates Rural Subdivision)

Stipulations: a through m

PREPARED BY: Grant Penland, Planner I @ 623.875.4307

Planning & Zoning Commission Hearing Date:

August 20, 2002

City Council Hearing Date:

September 12, 2002

APPLICANT:

Mark P. Sidler
Lemme Engineering
3608 W. Bethany Home Road
Phoenix, AZ 85019
Phone (602) 841-6904
Fax (602) 841-6351

PROPERTY OWNER:

Ken Patch
9256 W. Cameron Dr.
Peoria, AZ 85345
Phone (602) 412-1326

REQUEST:

Request approval of a Rural Subdivision Plat to be known as "Westview Estates", encompassing eight lots on approximately 20 gross acres, zoned R1-43.

SITE LOCATION:

South of Williams Drive, west of 221st Avenue, north of Deer Valley Road, within the northwest quarter of the southeast quarter Section 14, Township 4 North, Range 3 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SITE SIZE:

Approximately 20 gross acres

CONFORMANCE TO ADOPTED LAND USE PLANS:

GENERAL PLAN:

This request is consistent with the Surprise General Plan 2020

DEVELOPMENT PLAN:

Not applicable

COMMENTING JURISDICTIONS:

This project does not require enhanced notification.

DEPARTMENTAL REVIEW:

The **Engineering Department** has reviewed this application and has no additional comments.

The **Fire Department** has reviewed this application and has no additional comments.

The **Public Works Department** has reviewed this application and has no additional comments.

The **Water Services Department** has reviewed this application and has no additional comments.

STAFF RECOMMENDATION:

Staff **recommends** that the Planning and Zoning Commission recommend **approval** of the Rural Subdivision "Westview Estates", (RS01-097), subject to the stipulations listed under "Recommendations."

100 YEAR ASSURED WATER SUPPLY CERTIFICATION:

Subdivision of ten (10) or fewer lots does not require the certificate of 100 year assured water supply.

FINANCIAL ASSURANCE FOR COMPLETION OF INFRASTRUCTURE:

Not applicable.

EXISTING AND SURROUNDING ZONING:

- | | | |
|----|----------|-------|
| 1. | ON-SITE: | R1-43 |
| | NORTH: | R1-43 |
| | SOUTH: | R1-43 |
| | EAST: | R1-43 |
| | WEST: | R1-43 |

EXISTING AND SURROUNDING LAND USE

- | | | |
|----|----------|---------------------------------|
| 2. | ON-SITE: | Vacant Land |
| | NORTH: | Vacant Land/Single family homes |
| | SOUTH: | Vacant Land/Single family homes |
| | EAST: | Vacant Land |

WEST: Vacant Land/Single family homes

ADJACENT ROAD STATUS:

Street Name	Right of Way	Pavement Width	Landscaping	# of Lanes in each direction	Sidewalks
221 st Avenue	25 feet (1/2 Street)	ABC Roadway	Natural Desert	1 lane	None
222 nd Avenue	25 feet (1/2 Street)	ABC Roadway	Natural Desert	1 lane	None
Williams Drive	40 feet (1/2 Street)	ABC Roadway	Natural Desert	1 lane	None
Adobe Drive	25 feet (1/2 Street)	ABC Roadway	Natural Desert	1 lane	None

EXISTING UTILITIES AND SERVICE STATUS:

3. **WATER:** Private Wells.
4. **SEWER:** Not applicable, A Septic System will be employed, upon approval and permit from Arizona Department of Environmental Quality.
5. **FIRE PROTECTION:** The Surprise Fire Department currently has fire stations located at: 15616 North Hollyhock Street, 18600 N. Reems Road, and a temporary station located at 22443 N. 163rd Avenue.
6. **POLICE PROTECTION:** The Surprise Police Department currently has a station located at 12425 W. Bell Road, and a substation located at 18600 N. Reems Road.

PLAN ANALYSIS:

PROPOSAL

8. The applicant desires to subdivide the property into eight single-family residential lots on approximately twenty gross acres. Generally, this is a gross density of 0.40 dwelling units per acre and consistent with the required lot size within the R1-43 zoning classification.

Lot	Square Footage	Acreage	Dimensions
1	45,977	1.055	154' x 304'
2	45,982	1.056	154' x 304'
3	45,993	1.056	154' x 304'
4	45,977	1.055	154' x 304'
5	45,982	1.056	154' x 304'
6	45,993	1.056	154' x 304'

7	94,333	2.166	309' x 304'
8	387,172	8.888	-

SUBDIVISION ACCESS

9. Access to lots in the subdivision will be from the dedicated rights-of-way at 121st Avenue, 122nd Avenue, Williams Drive, or Adobe Drive.

INFRASTRUCTURE

10. This property does not have sewer services immediately available. The applicant intends to connect to private wells for water service and employ individual septic systems on each property. At such time when City sewer lines are available, the City may require owners to tie into the infrastructure, in accordance with Section 13.08.180 and 13.04.230 of the Surprise Municipal Code.

FLOOD ZONE

11. The property is designated as "Zone A" and "Zone X" on the Flood Insurance Rate Map for Maricopa County, Arizona on Map Number 04013C1110G and 04013C1120G, Revised July 19, 2001. "Zone A" is defined as Special Flood Hazard Areas Inundated by 100-Year Flood – No base flood elevations determined. "Zone X" is defined as Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile.
12. Staff has requested that the applicant file for a Conditional Letter of Map Revision to amend the existing delineated location of the flood plain to correspond with the proposed mitigation of the flood plain prior to the recordation of the rural subdivision plat.

NOISE

13. This proposed subdivision is not within the 1997-revised AICUZ noise contours, as adopted by the City of Surprise, or within the 1988 MAG JLUS contours. The project is considered to be outside The Vicinity of a military airport.

CONCLUSION

14. The proposed request is consistent with the Land Use designation established within the Surprise General Plan 2020. Staff has determined that this subdivision will not adversely impact the surrounding property values and provides acceptable land use types and densities. Furthermore, approval of this request will not be detrimental to the health, safety or welfare of the community.

Attachments:

RECOMMENDATIONS:

(RS01-097)

Subject request is consistent with the proposed Surprise Comprehensive Development Guide. Furthermore, approval of this request would allow for efficient and orderly development. Staff **recommends** that the Planning and Zoning Commission recommend that the City Council **approve** the Rural Subdivision known as "Westview Estates" (RS01-097), subject to the following stipulations:

STANDARD STIPULATIONS:

- a) Major changes to this rural subdivision plat with regard to use and intensity must be processed as a revised zoning application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to the rural subdivision plat must be approved by the City Manager and the Community Development Director;
- b) The applicant shall submit a Written Response to Stipulations, three (3) Mylar copies of the Rural Subdivision Plat with notary seal. Said submission must be under one (1) transmittal package;
- c) The applicant or property owner must provide the City with approved dust control permit by Maricopa County Environmental Services Department, prior to release of any permits;

SPECIAL STIPULATIONS:

- d) Prior to recordation of the Rural Subdivision Plat, the applicant shall submit the plat on electronic disk (in accordance with the emergency mapping system criteria) of the subdivision to be approved by the fire chief;
- e) All residential units shall be equipped with a fire sprinkling system, subject to the review and approval of the Fire Chief and Building Department;
- ✓ f) Properties being served by private wells or septic systems shall be connected to municipal water and/or sewer service within 90 days from the date such service becomes available, and the property owner shall pay all applicable development, connection and service fees. S.M.C. Sections 13.04.230, 13.08.180. This stipulation shall be included on the plat, as well as in all sales contracts and public reports;
- g) The applicant shall provide a dust-free, compacted surface on all roadways adjacent to, or within the property, subject to the approval of the City Fire Marshall;
- ✓ h) The applicant shall utilize the street name West Adobe Drive on the final Mylar submittal in place of Hillcrest Boulevard;
- i) Prior to building permit issuance, a septic system design approval permit must be obtained from the Maricopa County Health Department and provide a copy to the City of Surprise Water Services Department;

✓j) Prior to building permit issuance, the applicant must submit a development plan to the department of Real Estate;

✓k) Prior to building permit issuance, the developer must obtain a "Water Provider" designation and "Assured Water Supply" designation from the Arizona Department of Water Resources and provide a copy of each to the City of Surprise Water Services Department;

✓l) The applicant shall process a Conditional Letter of Map revision amending the existing floodplain designation prior to the recordation of the rural subdivision plat; and

✓m) The applicant shall amend the plat title to read "A rural subdivision map for Westview Estates" prior to recordation of the rural subdivision plat.